

Valle de Oro Community Planning Group
P.O. Box 936
La Mesa, CA 91944-0936

Minutes of Meeting: May 18, 2010
Location: Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
1. Call to Order: 7:04 pm J.L. Phillips, presiding chair.

Members Present: Brownlee, Brennan, Fitchett, Henderson, Hyatt, Millar,
Wollitz, Ripperger, Manning, Mitrovich, Phillips
Not Present: Feathers, Forthun, Reith

- 2. Finalize Agenda:** Move item 6C to the front of the agenda
- 3. Open Forum:** None
- 4. Approval of Minutes:** Minutes of May 4, 2010. VOTE 8-0-3 to approve minutes.
Abstained: Wollitz, Henderson and Brennan. Minutes of Apr. 6, 2010. VOTE 8-0-3 to approve the minutes. Abstained: Wollitz, Henderson and Brennan
- 5. Selection of new member:** Two applicants have applied for Mr. Hewicker's position Mr. Jeff Marsh and Ms. Lori Myers. Lori was in attendance and gave a brief history of her interests and experience. Ballots were distributed and collected. Mr. Mitrovich tallied the ballots. VOTE was 10-0 (plus one invalid ballot) to approve Lori Myers as our replacement for Mr. Hewicker [Seat #4].
- 6. Land Use:**
 - c. P10-009:** Telecommunications facilities to be located in 10 different residential locations. Mr. Fitchett introduced the project and the applicant, Mr. Ted Marioncelli. Ted presented a slide show of photo simulations for each site. Mr. Phillips asked for clarification of the dimensions of the antenna and equipment box. Ted did not have those dimensions available.
Mr. Juris Hitt (4516 Resmar Rd). His home is 20 ft above the elevation of the road and this will directly impact his view. Skyline to East County will be affected. And the harmony to scale does not match his community's character. Mark Ehman (4535 Resmar Rd) One of the sites sits right in front yard by the mail box - adding 6 ft to the pole, cutting the trees will create a visual impact on his property. There is also no appropriate parking for servicing these poles. He feels there is no benefit to the neighborhood. Robert Farrington (4523 Resmar Rd) These towers will be an eyesore and lower property values. Lani Minella (10728 Queen Ave) She and her elderly mother are long term residents. She is concerned about the EMF and RF levels and other health concerns from these new towers; they have fine cell reception without the towers. Chairman Phillips explained the Telecommunications Act of 1996 to the audience as well the process for this application. Kathy Woody (10301 Sierra Vista Lane) This site is located on her private road, SDG&E has an easement but believes they have sold it to a private company. She doesn't think this is appropriate, concerned about property values, she will be unable to modify her home in the future due to the height of the power line. Pamela Homfelt (10658 Challenge Blvd.) She requested additional information on the process. Phillips commented. Mary ? [did not sign in] (10237 Vivera Dr) requested clarification regarding the ROW to introduce cell sites into a residential area. Phillips commented. Bella Heule (10735 Queen Ave) She commented on the health issues relating to the cell towers. She has lived on

Queen Ave for 18 years and has had no cell phone coverage issues. Callie Ullman (10731 Queen Ave) She is concerned about the pole in her yard and doesn't understand the need for the additional cell sites in this area. Audrey Wilson (10704 Challenge Blvd) She questioned if the antenna will be camouflaged. Phillips explained that these towers are to be used to fill the gaps in this area and line of site is important to the carrier. None will be camouflaged. Donald Sosnowski (4211 Nabal Drive) He questioned whether it would be appropriate to petition DPLU. Phillips suggested they do. Tom Wragg (10668 Challenge Blvd) He lives across the street from the Nabal site. This site will have a visual impact to his property. Jan Richardson (10453 Sierra Vista Lane) She states that there is no need for new sites, concerned about this site being on private property. Audrey Wilson voiced her concerns about notice the neighbors received from the County.

Mr. Fitchett presented a brief summary of the issues with each site as well as a review of the Zoning Ordinance, Section 6985, items C1 and C4 concerning telecommunications facilities, which specifically and intentionally prohibit these 10 antennas.

Mr. Fitchett entered a MOTION to DENY MUP10-009 and OPPOSE the MUP by all means available. Mr. Mitrovich seconded.

Mr. Joe Malone of Next G Networks (10400 Treena) responded to the communities comments by saying he wants to work with the neighbors and was only intending to use sites that are in the ROW, not on private property. He also commented that these sites are not only for coverage issues, but for capacity issues as well. Mr. Hyatt questioned whether there will be transformers used on the poles. Mr. Malone stated that this is a low power network and will operate on a fuse. Mr. Hyatt asked about before and after coverage maps. Ted will provide. Next G currently has 585 nodes in the County, total buildout is unknown. Joe Malone further explained that these antenna are alternatives to high powered sites and that this is their first endeavor into the unincorporated county. 2 carriers can collocate on these antennas however with the fiber cables all 5 carriers can collocate if additional antennas were installed. Mr. Hyatt asked if these sites have emergency generation equipment installed. Mr. Malone responded that there is no battery backup and no provision for temporary emergency generators. Ms. Henderson received clarification on the power requirements.

VOTE 11-0-0 to deny these sites.

a. AD10-022: 4827 La Perla Way, Administrative Permit for entry gates, 5'3" columns, and 145'x3'8" high (varies) retaining wall. Includes a slight encroachment into the La Perla Way private road easement. The permit is required to resolve a code violation.

Ms. Manning presented this project. She entered a MOTION to recommend approval contingent upon the boundary adjustment being approved. Seconded by Ms. Henderson, VOTE 11-0-0.

b. W10-003: 9610 Campo Road, waiver of Site Plan Review for interior remodel and exterior re-roof with parapet and paint exterior of existing structure (former Foster's Freeze).

Mr. Phillips introduces project and enters a MOTION to approve the waiver. Henderson seconds. VOTE 11-0-0.

d. S96-021W1: Modification of existing telecommunications facility at 3691 Via Mercado [commercial area]. Add 7' parapet extension to southwest corner of building to house 6 new panel antennas (6' high) and adds a second ground level equipment cabinet on south side of the building.

Mr. Phillips introduces project and the applicant, Ms. Ann Wulftange (1465 E Lexington Ave) representing T mobile. Photo simulations were distributed and discussion of the height of the building ensued. The new parapet will bring this part of the building to 35' in height. Currently the antennas on this building can be seen. This will now screen the antennas.

Henderson enters a MOTION to approve the modification. Mitrovich seconds. VOTE 11-0-0.

7. **Chairman's Report:** The Board of Supervisor's meeting for the Fuerte Ranch Estates (aka Chicken Ranch) project will be held on May 19th at the County Administration Office on Pacific Highway. The General Plan Update zoning consistency review will be on our June 1st agenda. County staff will be present. This update is intended to correct long standing errors between zoning and land use.

Chairman Phillips requests reimbursement for expenses relating to Planning Group business \$181.00. Mr. Mitrovich enters a MOTION to approve. Mr. Millar seconds. VOTE 11-0-0.

Mr. Millar suggested we invite the individuals from the county who approved processing of these telecommunications facilities to come before our group.

8. **Adjournment:** 9:03 pm

Submitted by: Susan Brownlee

